



**BOARD OF SELECTMEN**  
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**BOARD MEETING MINUTES**  
**September 10, 2018**  
**7:00 p.m.**

**Selectmen Present:** Nancy Carney, Daniel Baker, Charles Kenison

Ms. Carney called the meeting to order at 7 p.m.

**PRIMARY:**

**\*\*\* APPROVE MINUTES**  
**- September 4, 2018**

Mr. Baker made a motion to approve the minutes. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

**\*\*\* APPROVE MANIFESTS**

Mr. Baker made a motion to approve the manifests. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

**\*\*\* REVIEW SIGNATURE FOLDER – The Selectmen reviewed and signed.**

**7:15 MEET WITH RECREATION COMMISSION – Reviewed other Agenda items before this meeting.**  
**- Meadowood**

**7:45 MEET WITH RICHARD DWINELL – Reviewed other Agenda items before this meeting.**  
**- East Lake Road**

**\*\*\* CONSTRUCTION PERMIT**  
**- Map 10 Lot 26**

**Map 10, Lot 26 –** Mr. Baker made a motion to approve the Permit for Map 10, Lot 26. CK seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

**\*\*\* OCCUPANCY PERMIT**  
**- Map 4, Lot 43-7**  
**- Map 6, Lot 40-12**

**Map 4, Lot 43-7 –** Mr. Baker made a motion to approve the Occupancy Permit for Map 4, Lot 43-7. The Occupancy Permit will be null and void if both dwellings are occupied. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

**Map 6, Lot 40-12 –** Mr. Baker made a motion to approve the Occupancy Permit for Map 6, Lot 40-12. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

**7:15 MEET WITH RECREATION COMMISSION**  
**- Meadowood**

Members of the Recreation Commission met with the Selectmen to discuss the Meadowood Property. Ms. Carney asked if they had a plan. Cindi Beede stated they were interested in both properties but have major concerns about the possible contamination, dam and the condition of the building. The Commission thought it would be an asset for the Town as a

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community center. Ms. Beede shared that their long term planning would be a possible beach, playground, basketball courts, and the buildings on the water side of the property would probably need to be taken down. Ms. Carney shared that it was determined after the site review, that it was possible to begin upgrades to the assembly hall as soon as possible. Acquire the property but work on plans for the dam later on. Ms. Beede shared that the Commission was concerned about the water on both properties – for drinking, cooking and cleaning. The priority would be to get the assembly hall up and running first. Ms. Carney shared that radon was in the well water. Mr. Baker shared that the well could be vented. Ms. Carney shared that it was tested monthly and now only radon remains. Ms. Beede asked if in the water and wells. Ms. Favreau shared that it was in the ground water and in the wells. Ms. Carney reviewed the information that Winston Wright had shared with Ms. Favreau. Ms. Beede stated that would be their major concern if the building was being rented and used for the community.

Mr. Baker asked how they see this working. Ms. Beede shared how the Town of Troy handles their community center. Ms. Beede mentioned the Recreation Department would handle the scheduling. Mr. Baker stated there would be labor involved and everyone agreed. Mr. Baker asked about the programs and would they would continue. Ms. Beede shared they would love to have the summer recreation program there and mentioned that now they don't have access to the school if there was a storm. Ms. Beede mentioned that this year they had to cancel a couple of days because the school wasn't available. Ms. Beede shared the summer recreation program was held at the pole barn and noted those activities could be held at Meadowood. Mr. Baker asked about the athletic fields. Ms. Beede shared they would stay for now and eventually they could have a soccer field at Meadowood. Ms. Beede stated that having access to the school's gym has been difficult because of afterschool and it would be nice to have a place for fitness classes.

Ms. Carney shared that it would be presented at Town Meeting. Ms. Beede asked what kind of information the Selectmen needed to present and suggested posting information on Facebook. Ms. Beede felt that people would want to know the cost. Ms. Beede mentioned the money from rentals could be put into their revolving account and eventually, it would pay for itself. Discussion was held on the upgrades that would be needed, currently used as the Town's emergency shelter, and smoke/fire alarms that would be needed. Mr. Baker asked if the Recreation Commission felt they could put this together. Mr. Baker suggested approaching it from the March Town Meeting and working backwards – find out if there was general support, look at the building – if to be used as a community center what would be needed, including a facelift. Ms. Beede shared that they have put together a list of what they think would be needed. Mr. Baker also suggested having a list of what they would want out of the property, look at it as a whole or if too much money, break out into phases and estimates. Christianne Filipi mentioned that Steve Filipi could come up with an estimate. Ms. Beede stated Commission members would need another site visit.

Ms. Carney shared that the Meadowood Association was a non-profit organization and the Town doesn't get taxes now and if the Town takes it over, it wasn't being taken off of the tax rolls. Ms. Beede asked if this was a cost for the Town or would there be fundraising. Mr. Baker stated it was an additional asset for the Town, and revenue from leasing would be an off-set. Everyone agreed that people would be concerned with the cost being included in their taxes. Mr. Kenison asked about the emergency shelter. Ms. Carney discussed what was needed at the shelter in addition to the generator and beds. If it was decided to move forward, a job description would need to be created along with a stipend. Ms. Favreau shared there was \$21,000 in the Expendable Trust Fund. Commission members asked if they had to take on the contamination issue. Mr. Baker asked Ms. Favreau to look into. Discussion was held on testing of the ground water and wells. The contamination piece could factor into whether they wanted both properties on just the assembly hall property. Mr. Kenison shared that Winston Wright had told him that the test results are below previous levels. Mr. Kenison mentioned the only remediation would be to haul the dirt off of the property. Ms. Favreau shared they were testing for radon in addition to other contaminants and that the well of a property near the assembly hall was still contaminated.

Mr. Kenison suggested that we have someone test for the Town for liability purposes. Ms. Beede asked whether or not she should start to collect information on costs, and getting information from town residents. Or should she wait to hear on the contamination issue. After discussion, everyone agreed to use as a gage for public interest and get estimates. The Selectmen would look into the contamination issue. Ms. Carney shared that the Meadowood Association knew they needed to wait until Town meeting. The question was asked about the Recreation Director's schedule being flexible. Mr. Baker thought it would be better to find out the hours that would be needed. Ms. Beede would talk with Bob Norton who handles the Samuel E. Paul Community Center in Troy. The Selectmen would like to have the information by mid-November.

The Selectmen thanked them for coming in.

### 7:45 MEET WITH RICHARD DWINELL - East Lake Road

Richard Dwinell, Jacqueline Wood and James Barker met with the Selectmen regarding East Lake Road. Mr. Dwinell asked about the answers to the two questions he had asked at the last meeting. Mr. Dwinell wanted an abatement and asked that his property be reassessed. Ms. Favreau shared that she had contacted the Town's assessor Mark Stetson, with Avitar, who would contact Mr. Dwinell. Mr. Dwinell again asked about Map 25, Lot 8 with 1.2 acres being assessed at \$179,400. Mr. Dwinell stated at the last meeting, he was informed about putting in a complaint within six months. Mr. Dwinell handed

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the Selectmen a copy of a letter from Paul Grasewicz regarding Ms. Wood's property. The Selectmen reviewed and Mr. Baker asked what it meant. Mr. Dwinell stated the letter meant there was a problem with the run off from the road and that it was written on October 26, 2017. Ms. Carney shared it came in as a report but wasn't a complaint. Mr. Dwinell shared that the Selectmen made Ms. Wood jump through all of the hoops and with all of the sludge that was coming in and now they don't care. Mr. Dwinell stated that every time there was an inch of rain, Mr. Grasewicz would need to fix it. Mr. Dwinell handed the Selectmen a copy of a letter from Paul Grasewicz to Gene Cuomo to review. Mr. Cuomo stated he didn't see this. Ms. Wood stated it was a conversation between Mr. Grasewicz and her. Mr. Grasewicz had a conversation with Mr. Cuomo. Mr. Cuomo shared that it didn't have anything to do with paving the road. Mr. Dwinell handed Mr. Cuomo another letter that Mr. Grasewicz had written. Mr. Dwinell wanted to know why Ms. Wood had to do everything that she did. Ms. Favreau explained that it was a decision of the Planning Board and the ZBA and she explained the process of no longer being grandfathered in because the old structure was demolished. Mr. Dwinell stated the Board doesn't care about the lake. Ms. Favreau stated the Selectmen care and mentioned that she also has erosion on her driveway that she hasn't ever had. Ms. Favreau shared that this decision was due to the other Boards, not the Selectmen. Mr. Dwinell stated it appeared that they don't care about the lake and if they won't do anything he was going to bring it to the Conservation Commission. Discussion was held on the resurfacing of the road and the water that was there having always come off of there, the problem to Mr. Dwinell's property having occurred since 1979 and not just now, and Mr. Dwinell's assertion that the water never caused erosion until last year.

Mr. Dwinell asked Mr. Cuomo why Warren Hill Road was shut down last week. Mr. Cuomo stated that he was re-shouldering the road. Mr. Dwinell stated the road was higher. Mr. Cuomo stated he wasn't going to answer any more questions and that the Selectmen could respond. Mr. Dwinell stated he had a right to address the Selectmen. Mr. Dwinell mentioned that Mr. Cuomo only talked with Ms. Wood and didn't look at the erosion. Mr. Cuomo shared that he spent time talking with Mr. Dwinell. Mr. Kenison stated that the issue has been discussed before and noted the last time Mr. Dwinell stated he was going to his attorney. Mr. Dwinell stated he was building his case. Mr. Dwinell asked for a written statement on who was the contractor who paved the road. Mr. Cuomo stated to Ms. Carney that it was Vermont Road Works, LLC.

Harry and Roberta Nadeau shared that they were here to observe, as yesterday was the first time they had heard about the issue. Ms. Nadeau was disappointed that there wasn't an easy fix and that it was going to litigation. Mr. Cuomo discussed what work was done to the road. Ms. Nadeau asked if there wasn't any way to put in something like they have. Mr. Cuomo shared that a berm was offered. Mr. Nadeau didn't think there was anything different and he didn't know if there was anything that could be done to determine if anything had changed. Ms. Carney mentioned the amount of rain. Ms. Nadeau shared that they looked frustrated and they obviously see there has been a change. Mr. and Mrs. Nadeau shared that they were concerned with the lake.

Mr. and Mrs. Nadeau thanked the Selectmen.

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### **REVIEW MEMO FROM POLICE CHIEF - Cell Phone Stipend**

Ms. Carney reviewed Chief DiSalvo's memo regarding a cell phone stipend. Mr. Baker asked about the cost. Ms. Favreau shared the Town's plan was for 5 basic phones, not iPhone, with no data at a cost \$162 per month. Ms. Favreau also shared the plan needed to be updated if the phones were no longer being used. Mr. Kenison shared that Mr. Cuomo uses his own flip phone. Ms. Carney shared that Chief DiSalvo did as well.

Mr. Kenison asked who would be included in getting the stipend. Ms. Carney shared it was the Police Chief, Road Agent and Town Administrator. Mr. Kenison thought we should check with those that were mentioned to find out if they were interested. Ms. Favreau shared that Chief DiSalvo had run it by Mr. Cuomo and she shared that Chief DiSalvo didn't want to carry two cell phones. Ms. Favreau also shared that Chief DiSalvo had asked her if she used her phone for the Town and that was why he included the three of them as he had talked with Mr. Cuomo. Mr. Baker would like to find out who needs it and the cost. Ms. Carney stated it was for a stipend of \$75 per month. Ms. Carney asked if there were other department heads that would need one. Mr. Baker acknowledged they should be compensated. Ms. Favreau asked what information the Selectmen were looking for. Ms. Carney shared that she uses her personal cell phone all of the time. Ms. Carney thought that \$75 seemed high. After discussion, everyone agreed that the number of phones on the current plan needed to be updated. Mr. Baker asked Ms. Favreau to do a price check and if it was \$75 he was okay with it.

Mr. Kenison asked this to be brought up at the next meeting. Ms. Favreau would gather information.

### **OTHER BUSINESS:**

Ms. Carney reported that there was a complaint on the property owned by Justin Jones. Mr. Jones put a street number on his property, and the gate he put up is on the easement. A Driveway and Construction Permit was needed as it is suspected that a structure was being built. Ms. Carney stated that a Police Officer needed to accompany anyone that goes to the property.

**-REVIEW LETTER FROM STATE OF NH – KMO ASSOCIATES** – The Selectmen reviewed and discussed.

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Mr. Baker asked if we had heard from the State regarding the tree cutting. Ms. Favreau shared the only information that has been received was on the bridge.

Mr. Kenison asked about the owner of the old post office. Ms. Favreau asked if they thought he was going beyond replacing like kind. Discussion was held on what the interior looked like. Mr. Baker discussed the purpose of the Construction Permit. The Selectmen discussed their next steps. After discussion, everyone agreed to wait.

### **ON-GOING BUSINESS:**

#### **- STEEPLE PROJECT**

**September Meeting Schedule: 7:00 pm – Monday, September 10, 2018**  
**7:00 pm – Monday, September 17, 2018**  
**7:00 pm – Monday, September 24, 2018**

Mr. Kenison made a motion to adjourn the meeting at 8:35 p.m. Mr. Baker seconded and the motion passed. 3-0

Submitted by:

Sheryl White  
Secretary to the Board of Selectmen

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Nancy Carney, Chairman

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Daniel Baker

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Charles Kenison  
Board of Selectmen